

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	PARK AVE EXT, ARLINGTON

## OWNERSHIP

Owner 1:	TREMBLY EDWARD D/ TTE			
Owner 2:	PARK AVENUE REALTY TRUST			
Owner 3:				
Street 1:	76 WRIGHT ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1: TREMBLY EDWARD D & BETTY L -		
Owner 2: -		
Street 1: 41 PARK AVE EXT		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

## NARRATIVE DESCRIPTION

This parcel contains .255 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2770 Square Feet, with 3 Units, 1 Bath, 0 3/4 Bath, 0 Half Bath, 14 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11113		Sq. Ft.	Site		0	70.	0.68	6									527,376						527,400	
Total AC/HA:	0.25512			Total SF/SM:	11113		Parcel LUC:	104	Two Family		Prime NB Desc	ARLINGTON							Total:	527,376		Spl Credit			Total:	527,400	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	11113.000	428,700	500	527,400	956,600		52294
							GIS Ref
							GIS Ref
Total Card	0.255	428,700	500	527,400	956,600	Entered Lot Size	GIS Ref
Total Parcel	0.255	428,700	500	527,400	956,600	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:		345.37	/Parcel: 345.37	Land Unit Type:	02/04/16

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	428,700	500	11,113.	527,400	956,600		Year end	12/23/2021
2021	104	FV	407,200	500	11,113.	527,400	935,100		Year End Roll	12/10/2020
2020	104	FV	407,200	500	11,113.	527,400	935,100	935,100	Year End Roll	12/18/2019
2019	104	FV	312,000	500	11,113.	519,800	832,300	832,300	Year End Roll	1/3/2019
2018	104	FV	312,000	500	11,113.	399,300	711,800	711,800	Year End Roll	12/20/2017
2017	104	FV	290,400	500	11,113.	376,700	667,600	667,600	Year End Roll	1/3/2017
2016	104	FV	337,000	500	11,113.	346,600	684,100	684,100	Year End	1/4/2016
2015	104	FV	298,800	500	11,113.	324,000	623,300	623,300	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## PAT ACCT.

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2016	Meas/Inspect	PC	PHIL C
3/6/2009	Measured	372	PATRIOT
3/31/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
8/4/1993		EK	

**Sign:**
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VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
6	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:	2	- Clapboard 40 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BROWN	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1914	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A1	METAL SHD	D	Y	1	18X18	A	FR	1960	3.31	T	51	104			500			500
</																		